

SITE MAP
FORT WORTH HIGHWAY



WILLOW CREEK ADDITION

B-723 | **C-262** | **B-723** | **B-723**
5 | 4A | 3 | 3
ZONE "GR" | **ZONE "GR"** | **ZONE "GR"** | **ZONE "GR"**
GENERAL RETAIL | **GENERAL RETAIL** | **GENERAL RETAIL** | **GENERAL RETAIL**
ZONE "L1" | **ZONE "L1"** | **ZONE "L1"** | **ZONE "L1"**
2A | 2A | 2A | 2A
C-196 | **C-196** | **C-196** | **C-196**
LIGHT INDUSTRIAL | **LIGHT INDUSTRIAL** | **LIGHT INDUSTRIAL** | **LIGHT INDUSTRIAL**
1R | 1R | 1R | 1R

FORT WORTH HIGHWAY
(U.S. HIGHWAY NO. 80, Variable Width)

WILLOW CREEK DRIVE

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS
The area or areas shown on this plat as "VAM" (Visibility, Access and Maintenance) Easements are hereby granted to the City of Weatherford, Texas, as the successor in interest to the City of Weatherford, Texas, for the purpose of maintaining the visibility, access and maintenance of the City of Weatherford, Texas, and all easements within the VAM Easement. Should the City exercise this maintenance easement, then it shall be permitted to remove and dispose of any and all material or debris from the easement. The City hereby withdraws maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the maintenance of the easement, shall be placed within the easement. The City shall have the right to remove any such improvements or growths and to remove any obstruction to the easement. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement for any part thereof for the purposes and with all rights and privileges set forth herein.

ATTEST:
City Secretary, City of Weatherford
[Signature]
Date: 10/13/15

FILED AND RECORDED

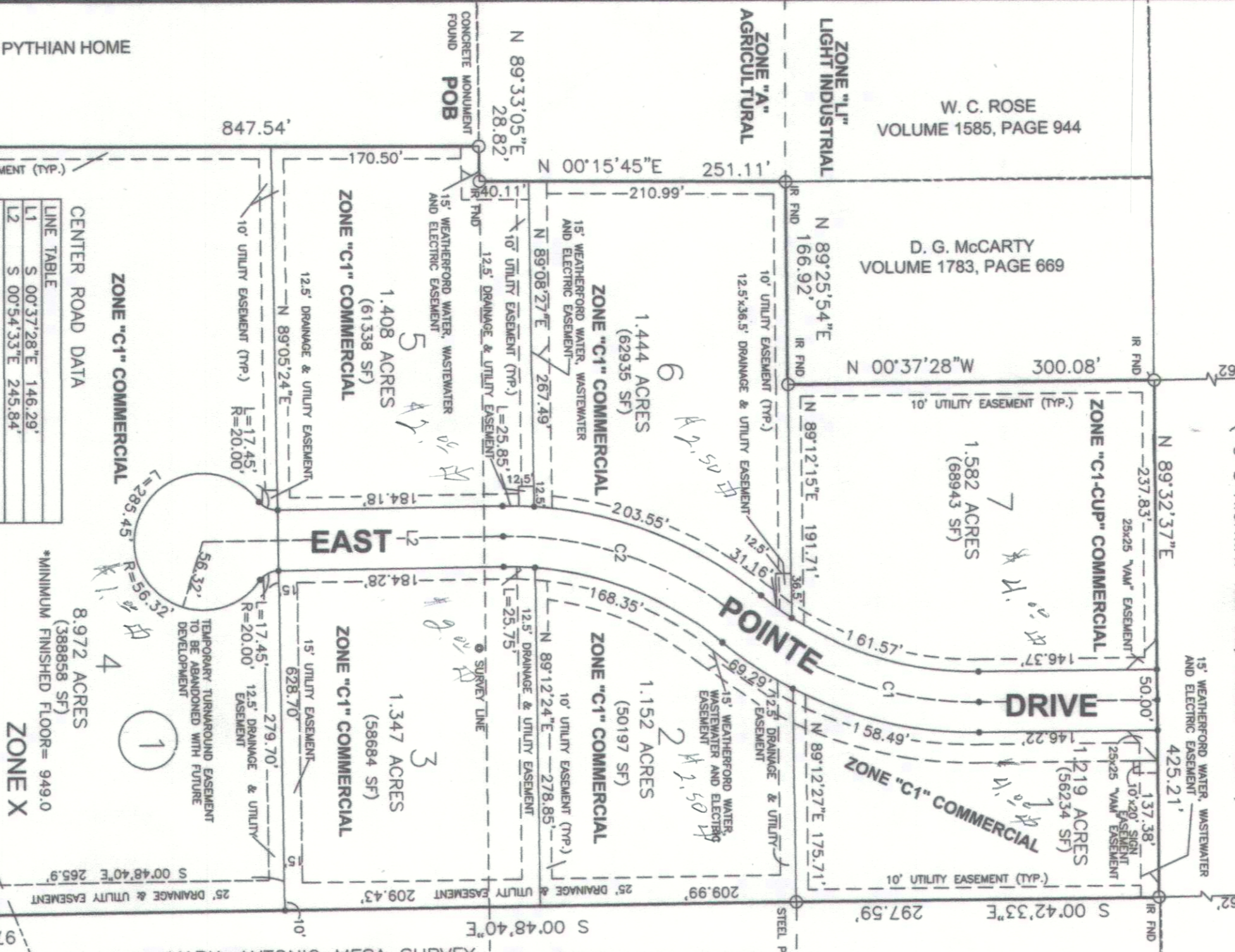
OFFICIAL PUBLIC RECORDS
[Signature]
201523748
11/09/2015 02:45 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.
[Signature]
Owner: *[Signature]*
I have read and subscribed before me this 23 day of October 2015.
Notary Public in and for the State of Texas
[Signature]
My Commission Expires On: 04/22/2018

NOTICE: We do hereby warrant all claims for damages against the plat shown on this plat, including but not limited to, the plat, the zoning ordinances of the City of Weatherford, Parker County, Texas.

NOTARY PUBLIC STATE OF TEXAS
MAYALE LEGAL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 04/22/2018
DAVID HARLAN, JR.
PROFESSIONAL LAND SURVEYOR
2014

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2014



CENTER ROAD DATA

LINE TABLE	LINE TABLE
L1 S 00°37'28"E 146.29'	L1 S 00°37'28"E 146.29'
L2 S 00°54'33"E 245.84'	L2 S 00°54'33"E 245.84'
CURVE TABLE	
C1 L=210.26' R=300.00'	
C2 S 19°27'13"W 205.98'	
C3 L=211.76' R=300.00'	
CHORD S 19°18'37"W 207.39'	

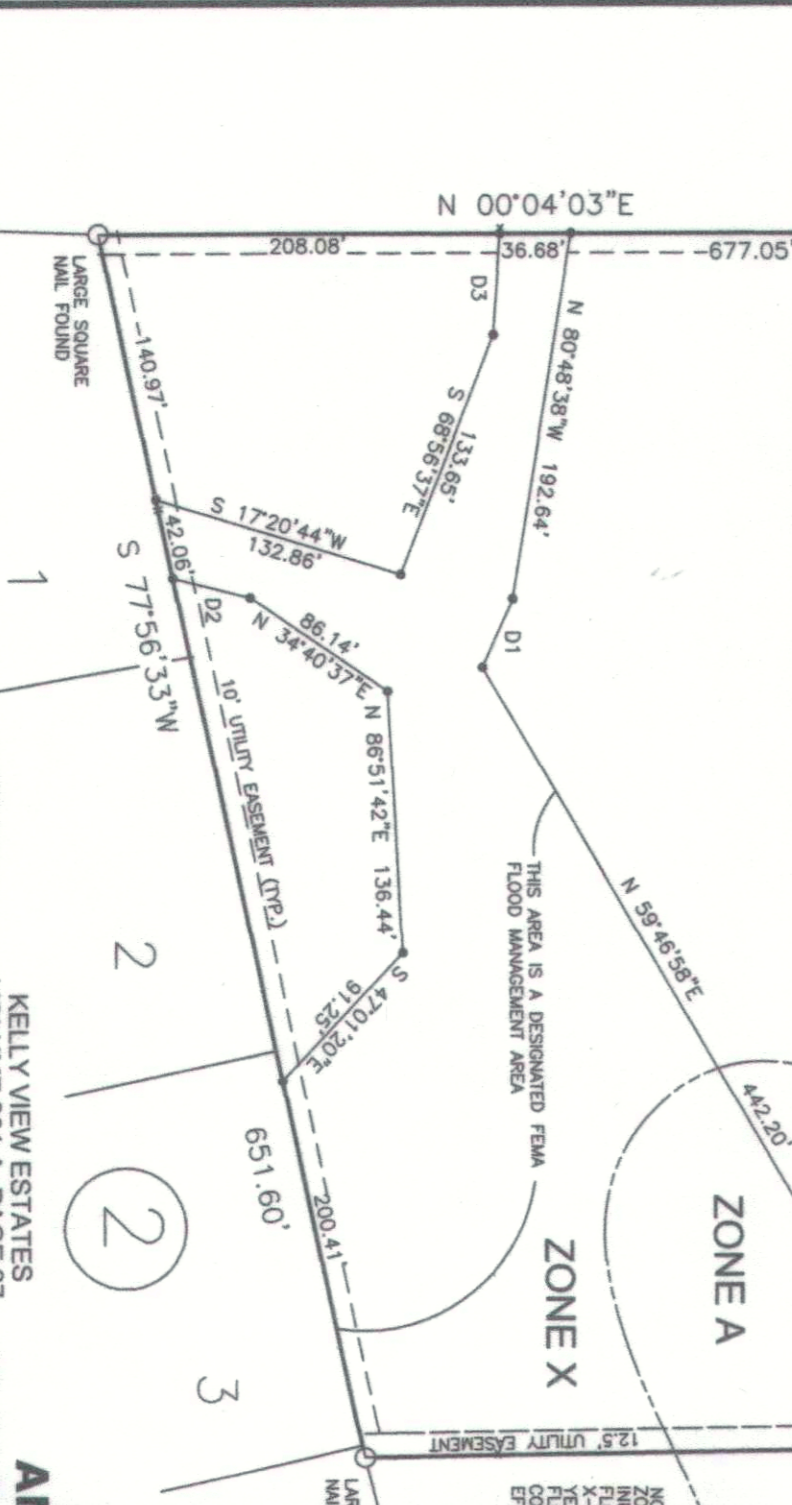
MINIMUM FINISHED FLOOR= 949.0
8,972 ACRES
ZONE X

OWNER/DEVELOPER:
Big 3 In House Real Estate, LLC
Michael Thomasson, Managing Member
264 E. Exchange Street
Burleson, TX 76028
817-529-7881

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY: *[Signature]*
CITY COUNCIL CITY OF WEATHERFORD, TEXAS
RECOMMENDED BY: PLANNING AND ZONING BOARD
City of Weatherford, Texas
Signature of City Secretary: *[Signature]*
Date: 10/13/15

KNOW ALL MEN BY THESE PRESENTS:
That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat in accordance with the laws of the State of Texas, and that the monuments shown thereon are true and correct, and that the corners of the lots shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.
Given under my hand and seal of office, this 23 day of October 2015.
[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
[Signature]
TITLE
[Signature]
STATE OF TEXAS
COUNTY OF PARKER
I, the undersigned authority, a Notary Public in and for the State of Texas, do hereby certify that this day personally appeared Michael Thomasson known to me by the personal knowledge I have, and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 23 day of October 2015.
[Signature]
Notary Public in and for the State of Texas



ZONE X
ZONE A
100- YEAR FLOOD LINE
THIS AREA IS A DESIGNATED FEMA FLOOD MANAGEMENT AREA

FINAL PLAT
LOTS 1 THROUGH 7, BLOCK 1
EAST POINTE PLAZA
AN ADDITION TO PARKER COUNTY, TEXAS
17.710 Acres situated in and being a portion of the Hannibal Good Survey, Abstract No. 856 and the Maria Antonio Mesa Survey, Abstract No. 856, Parker County, Texas
PLAT PREPARED AUGUST 25, 2015
201523748
PLAT Total Pages: 1
HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FRM# 10085500
SCALE: 1" = 100'
NORTH

DRAINAGE LINE TABLE

D1	N 86°06'38"W 38.99'
D2	N 14°22'42"E 41.21'
D3	S 89°52'04"E 52.63'

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
ZONE "R"
SINGLE FAMILY
MINIMUM FINISHED FLOOR FROM BAIRD HANPTON & BROWN JANUARY 28, 2014,
WEATHERFORD, TEXAS 817/596-7575
KELLY VIEW ESTATES
VOLUME 361-A, PAGE 37
17.710 Acres situated in and being a portion of the Hannibal Good Survey, Abstract No. 856 and the Maria Antonio Mesa Survey, Abstract No. 856, Parker County, Texas
PLAT PREPARED AUGUST 25, 2015
GRAPHIC SCALE - FEET
0 100 200 300
14289A

B-478

20535.005.000.00
78.856.001.000.00